

BONSALL COMMUNITY SPONSOR GROUP

Dedicated to enhancing and preserving a rural lifestyle



County of San Diego Bonsall Community Sponsor Group

SPECIAL MEETING MINUTES

Tuesday, January 25, 2011

Bonsall Community Center

31505 Old River Road Bonsall, CA 92003

1. ADMINISTRATIVE ITEMS:

- A. Pledge: Zales
 - B. Roll Call: Present: Mallett, Zales, Davis, Morgan, Rosier, Lintner, Norris
 - C. Approval of meeting minutes: Jan. 6 Meeting Minutes approval: Not voted upon.
 - D. Public Communication for items not on the agenda. None.
2. Ground Rules: Speaker slips opposition and in favor. Please complete and submit to the chair. Each speaker gets 3 minutes. Organized presentation gets 3 speakers at maximum of 5 minutes.
3. Reviewed housekeeping at facility.

4. PLANNING AND LAND USE

Dai Dang Meditation Center: 3300 04-016 (MUP), LOG No. 04-02-011

Addressing issues within Mitigated Negative Declaration (MND).

A MND is one of two pathways under CEQA for a discretionary project. Traffic, visual impacts, environmental impacts can create issues to a project during construction and how it fits into a community. Attempting to evaluate those impacts and determine how significant those impacts are to the community. Each category has comments on what impacts would be significant and not significant.

Comments due February 11 at 4:00 PM.

Applicant provided a presentation.

Alex Jewell is staff with consulting firm working on the permitting process. Working for last 6 years on project. Many iterations to minimize impacts on the environment. Peak traffic time on Sundays. 300 ADT and 54 peak hour trips in the morning on Sundays. Secondary access: driveway from Camino Del Rey extend to Wrightwood road. Gate will allow residents to easily open and gate that is used in emergencies only. Why is there a pedestrian gate to a residential neighborhood. Visual impact analysis developed. Viewpoint is going eastbound from Camino Del Rey. Dropped request for seven special events. All residents and businesses in County areas are allowed four special events per year that are monitored by the Sheriff Department.



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Joe from Monastery: Monk/resident of Dai Dang; raised a family before joining the monastery. Meditation hall, residence hall, and main hall for ceremonies. Will follow County restrictions. Why are the buildings so big? The main hall – just for meditation; main hall – don't live in it. Residence halls are where we sleep and eat and spend most of the time. Kitchen and library and admin offices in residence hall.

Tay tai fong: Monk/resident of Dai Dang; dedicated life to bring peace to all beings.

Opposition Group:

Bonsall Residents Action Group – nonprofit – 600 residents; property shares 1000 linear square feet of property line; selected zoning where homeowners were going to be rural or residential estates. Eastern property owner will look at the buildings instead of the sunset. Welcome low-key meditation center. However do not want to accept the huge compound that will be school, worship center, commercial nursery and international headquarters. New MNND document are many discrepancies and deficiencies:

Michael Berns. Community character analysis had been lined out; this is a key element of the MUP and not in the MNND. 100 per Sunday – now 300 every Sunday; four special event can have up to 1000 people on Sunday. Taken off the table for MNND. This high level of usage should be considered as part of the MNND. Lost overflow parking opportunities at other locations. Not opposed to the center on that site, but scale it down.

Jim Adams: Live on Wrightwood Road. 300 – 1000 people every Sunday in their December 4 meeting. This is larger and is planned to accommodate 1000 people. Only enough parking spaces for 300 people not 1000 people. Size of buildings may be the size of average homes in Bonsall but there are more than one building on this site. Wrightwood Road – would they guarantee that only emergency vehicles be used in emergencies only. But the gate is proposed to be not locked. Will this gate be the main construction access? No answer from Dai Dang.

Vaughn Grant: Resident of adjoining neighborhood on the northern boundary. Size is the root of the greatest concerns. Morphed from a quiet place of meditation to structure of 33,000 square feet. And, now proposed to be headquarters for International Headquarters. Inappropriate fit for this piece of land. Visual impact living along the northern perimeter will suffer the greatest consequence looking south to the valley in Camino Del Rey. We want to see an acceptable compromise for our neighborhood. Traffic, Water.

Individual speakers



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In Favor

Dang Hue: Working with Dai Dang and live in Orange County and I am catholic. One element about Bonsall is that many people come to DD to meditate. More than meditation, it is like family. Nobody states traffic problems now. Changed application to just 300 people. Are making changes to the project to work with the community. Made changes to visual impacts. Landscaping, after five years, will screen the facility

Morgan comment: Plant material not on approved county list. Plant material too close to building based on fire code. Will need to come back to Bonsall design group for plant material, and 6 foot wall.

There is a well on site but it was capped due to condition. Pay for Wrightwood road maintenance agreement but don't use it.

New speaker, Dr. ?: MND Biology has been discussed and no significant impact; no increase in circulation even on Sundays; All elements are negative and thus will not have negative impact on the community.

Paula Siebert: For 22 years have been driving to the family ranch in Bonsall and driven past the monastery and there are no noise, traffic, or other problems. New building will be hidden from you.

Hung Tran: Roger Meyeroff is speaking for Hung. Did not speak because what he says to say is not what the BCSG wants to hear.

Woman speaker: Lived here for 20 years in Bonsall. Dedicated to committing her time to helping Dai Dang in getting their MUP. Comments from community have taken immediate action to address these issues.

Male speaker: Temple main purpose is to serve people to preserve the environment and protect the animals in that environment. Tranquility and serenity of the environment will be preserved. The footprint size is within regulation.

John Ngang: Involved with project for two years. County has provided all the regulations and Dai Dang has complied for all rules and regulations. The county will fine us if we don't follow the regulations. Our chance to enhance the community, not ruin it. We are here to share and not make any problem. Many who want to register their position but not speak.

Opposition Speakers

Ken McGraw: Opposed to the traffic flow. Even now the traffic is bad without the new buildings.

Cassandra: Own rental property and have rented to Vietnamese people for many years. Moved out of Bonsall to get away from noise, construction and traffic in Vista. Appalled that this is proposed to be built and Wrightwood would need to be used. When it rains CDR is sometimes closed. During these



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times there is concern that the construction equipment will be going through Wrightwood. Noise and flooding are of concern as well.

Lawrence Carlstrom: did not speak.

Jensen Shirley: Dr. Jensen – resident of Wrightwood road. Welcome the monks among the residents. Opposed to the footprint. Project size of Father once told me that if it doesn't make common sense it doesn't make good sense. This project is different from the beginning to end. Previous comments about traffic may not be accurate since there has not been a 1000 person event as of yet.

John Parody: Concerned with flooding and potholes. Proposing to allow 1000 people to travel the road and there is not sufficient traffic. I currently am a member of a 300 member church and traffic for that church is intense. So 1000 people will create significant impact.

Bernie Grant: Located directly to the north of the project. Viewshed will be blocked off by a large structure which will have lights on the building for aircraft. The service area will be focused on the neighboring homes.

Concerned about septic system. 300 people will heavily impact a septic system which will not be adequate. Traffic problem – long distance runner down CDR and it is already impacted and could cause future injuries.

Diane R.: Live on Wrightwood Road; will be impacted by the building causing a significant visual impact. Concerned about large number of people for special events and the buses that will be coming in to accommodate this large number of people. Concerned that there is no locked gate and a pedestrian gate. If people decide to use Wrightwood to access the facility it could impact emergency services for the people who live on Wrightwood.

Robert G: Resident of Wrightwood road. Emergency gate on Wrightwood – as a previous firefighter a Knox key lock is accessible to open the gate. There is no reason to put a Knox lock on the gate. Proponents are how you won't be able to see anything from CDR. Wrightwood Residents will see the buildings. It is designed to be a mega church. Sundays will be heavily impacted at this facility with buses and vehicles. Claiming that County has OK'd everything.

Mike Hulsiser: Lives on Wrightwood. My peace and tranquility has been interrupted. Because they sued the County they are allowed to

They are supposed to set up their traffic control person during special events. Person in car not paying attention to traffic; another photo standing.

Monks do drive cars event though the MND states they don't. Buses coming down CDR there is traffic impact. When entering the bus scraped the ground. No idea where they are going to park the buses.



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photo of neighboring property where the buses are parking off site. One dozen people walking down CDR and vehicles have to cross line to go by the people walking to the facility.

Melissa Anderson: Will make job as a Mom much harder.

Taken a stance against the development. Tell the community one thing and then do something else. I welcome what is currently there. A larger facility is welcomed in appropriately zoned areas of Bonsall, but not at this site.

Roberta Burns: I think our fear is what is in this quote: If you build it they will come. During heavy rain events roads are blocked. What happens when this happens on a Sunday.

Louann Hulsiser: One aspect of this project is the issue of mitigating special events. Professional I oversee large events, some up to 18,000 people. Liability insurance for special events – ask the County they address how residents will be named in special event insurance documents. If accessible during construction then the property owners be named as additional insureds for special events.

Gerald Walson: MND based on an initial study which must be explain the reason for supporting the checklist. The MND addresses Community character, environmental, landscaping, etc.

Traffic only address impact fees and not how traffic will be addressed during large events.

Land use planning – doesn't address how land use changes of this magnitude will not be addressed.

Jim Mashburn: Traffic impact for this large project which is 244 car trips in and out of site on a Sunday. There will be no doubt that there will be significant traffic backups on CDR when people come and leave the facility. Dangerous S curve just east of here. I \t will only be a matter of time before someone will be injured or killed. Totally irresponsible for the County to allow this many vehicles to enter and exit this property. Several dozen cars parked adjacent to CDR which will cause an eyesore each and every weekend if this project is built.

Lisa W:

Lawsuit July 2005

Plaintiffs may use the property for religious assembly until there has been a termination of the MUP process.

Final decision can grant plaintiffs or plaintiffs fail to process plaintiffs. The County denies MUP application. Proponent decided agreed to :



Traffic parking attendant during departure times for all assemblies.



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During assemblies, encourage use of buses and carpooling

Use and maintain portable toilets during assemblies.

Plaintiff states that this court order was never finalized.

Steve Norris: On a typical Sunday (300) people. How do the cars arrive throughout the day. People can come to the monastery anytime during the day. They do have the number of people attended and the number of cars. Repentance ceremony starts at 9 am til 9:35. Lecture talks are held that starts around 9:45.

Comment: On website services are scheduled at 9:30. And some documents submitted state different opening times.

Buses: Usually associated with special events or are regularly used.

Answer DD: Buses will be used for special event only, four times per year.

SN: Wrightwood will be become a busy street during construction and potentially during Sunday. Please elaborate. Why is there not a knox box lock on the gate to Wrightwood? County is requiring the secondary access. For NCFPD there was a concern that if another fire station

Recommend installation of a knox box locking system with limited access? There is also residential gate that is proposed to not be locked. This was not addressed in the MND. If people know that there is a pedestrian gate then they might park on Wrightwood and walk through the gate.

Mark Lintner: Must have portable toilets due to size of the facility? Will neighboring residents be able to see these toilets. Portable toilets will not be permanently on site. Horizontal seepage pits. 22 cars can park over the leach fields. Vehicles will be sitting on top of the leach field and will leak oil.

The proposed number of people will have a 10% increase of the Bonsall community.

Laura Rosier: How would you feel if all the residents on Wrightwood built a project on each of their parcels.

Chuck Davis: Adamantly opposed to this project. Have written rather harsh comments. Out of community character. Lack of adequate parking, lack of community character, topography not amenable for proposed usage.

Rich Zales: Two traffic impact studies previously prepared never used the word bus in either of the documents. Did not include special events in this use permit because the County allows four special events.



Any exterior amplification of sound? No bells outside



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Cynthia Mallett: Please answer if there will be portable toilets on site or not. Portable toilets on special events only.

Steve Norris: Site Distance from s curve and what speed that is based upon. Driveway moved to address site distance. Must have 500 foot site distance and there is on the site plan.

Kimberly McGregor

Jean Sawyer: Lookie lous on Sundays

Michael Hurley: Live on Wrightwood road. Three questions:

1. Every weekend 300 to 1000 people would be attending and presented to everyone. Now MND states only 300.
2. Where are the buses supposed to park and turnaround. Will buses park on Wrightwood Road. I don't think they can park on CDR. Will Wrightwood be used for construction access?
3. The existing house is to be used for overnight stays. Not like a hotel but are able to stay at the house.

Steve Norris: How many people existing now on site: 80 to 100 each Sunday. How many reside overnight 10-12 monks. 30 permanent monks with new facility.

Closing comments

Will be on agenda for next regular meeting, 1st Tuesday of February – February 1, 2011. Will have half hour time frame for those that did not speak at this meeting.

ADJOURNMENT

The meeting was adjourned at 9:36 PM.

